

Brownfields Assessment Demonstration Pilot *Norwich & Griswold, CT*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

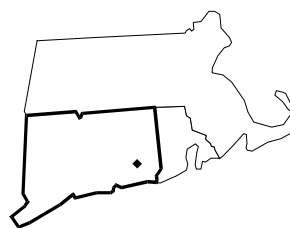
EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 150 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of Norwich and the Town of Griswold for a Brownfields Pilot. Norwich (population 37,319) is located approximately 15 miles north of New London and 40 miles southeast of Hartford, at the head of the Thames River. Griswold (population 10,384) lies 32 miles northeast of Norwich. Located within one of the oldest settled areas in the United States, Norwich and Griswold have suffered high unemployment and poverty rates in recent years due to the departure of textile and other major manufacturing industries during the 1960s and 1970s. To reduce poverty within distressed neighborhoods, the State of Connecticut designated Norwich as a Targeted Investment Community and an Urban Enterprise Zone. Similarly, the state created an Enterprise Corridor Zone in Griswold to encourage development, and to focus tax incentives on the town's blighted and abandoned sites. This area of Connecticut was once one of the nation's leading firearms manufacturing centers, and home to stove, lock, paper and textile manufacturers serviced by the Norwich-Worcester Railroad. By 1987, however, manufacturing jobs in the area had dwindled to only 17% of the area's total employment.

Many former factories have been torn down or now sit abandoned in the midst of residential

PILOT SNAPSHOT



*Norwich & Griswold,
Connecticut*

Date of Announcement:
May 1998

Amount: \$200,000

Profile: The Pilot targets five major undeveloped mill properties, four of which are located in Norwich's Urban Enterprise Zone.

Contacts:

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Visit the EPA Region 1 Brownfields web site at:
<http://www.epa.gov/region01/remed/brnflld/>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

neighborhoods. Several of these properties now have suspected contamination. The Norwich-Griswold Pilot seeks to restore at least five of its major abandoned industrial properties to productive use—the Greeneville Industrial District, the Falls Avenue Mills area, the Dahl Oil/Shipping Street Area, the Hopkins and Allen Firearms Company, and the Triangle Wire Facility. Four of these properties are located within Norwich's Urban Enterprise Zone; the fifth, the Triangle Wire Facility, is located in Griswold.

OBJECTIVES

The Pilot will be a cooperative effort on the part of project partners, property owners, local lenders, and developers. The Pilot will converge stakeholder efforts on removing uncertainties regarding contamination and other barriers to redevelopment at the five targeted sites by conducting environmental site assessments, and outlining strategies and costs for cleanup and redevelopment. Though the Pilot funds will focus on site identification and environmental assessments, the Pilot's efforts will be supplemented by the work of the Pilot's cooperative partners, including: conducting seminars for property owners, lenders, and developers; conducting site cleanup; and promoting and completing redevelopment of the five targeted properties.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Ranking the five targeted sites by their economic importance, likelihood of environmental hazard, and ease of municipal acquisition;
- Completing Phase I, II and III assessments on each of the targeted sites, and creating site cleanup plans that will be used in future marketing efforts; and
- Preparing project reports that summarize the results of each assessment, and providing lists of potential end uses for each site.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.